



113 West Mountain Street  
Fayetteville, AR 72701  
(479) 575-8323

**Ordinance: 5801**

---

**File Number: 2015-0372**

**AMEND 172.05 (ADM 15-5088 UDC AMENDMENT CHAPTER 172.05 NON-RESIDENTIAL PARKING REQUIREMENTS:**

AN ORDINANCE TO AMEND SECTION 172.05 OF THE UNIFIED DEVELOPMENT CODE TO REMOVE MINIMUM PARKING STANDARDS FOR NON-RESIDENTIAL USES

**WHEREAS**, removing minimum parking standards for non-residential uses will advance City Plan 2030 goals of reducing sprawl, prioritizing infill development and promoting traditional town form, and

**WHEREAS**, minimum parking standards were primarily developed based upon parking surveys that measure peak demand, and

**WHEREAS**, requiring a minimum number of parking spaces based upon a limited number of times a year when a parking lot will be completely full is a wasteful use of valuable land, and

**WHEREAS**, landowners and developers are periodically denied the ability to adaptively reuse their property due to parking minimum requirements tied to specific land use categories, and

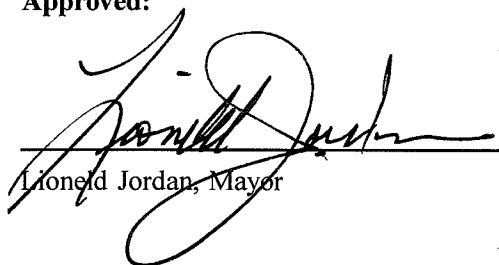
**WHEREAS**, the potential economic development opportunity and streamlining of City code is a benefit to the City's development climate.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, ARKANSAS:**


Section 1. That the City Council of the City of Fayetteville, Arkansas hereby amends section §172.05: **Standards for the Number of Spaces by Use** of the Unified Development Code by repealing and replacing it with Exhibit "A."

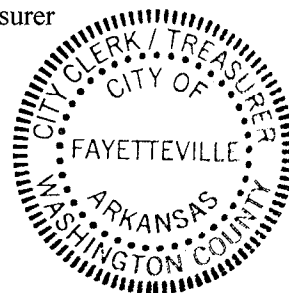
PASSED and APPROVED on 10/6/2015

Approved:

  
Lioneld Jordan, Mayor

Attest:

  
Sondra E. Smith, City Clerk Treasurer



## 172.05 Standards for the Number of Spaces by Use

### (A) Required parking.

- (1) *Required number of spaces.* A proposed use shall conform to the established automobile parking ratios listed in Table 3. The minimum number of spaces required for a use not specifically included in this section shall be as required for the most similar use listed or as otherwise determined by the Planning Division utilizing reference standards. For all parking space requirements resulting in a fraction, the fraction shall be:

- (a) rounded to the next higher whole number when the fraction is 0.5 or higher.
- (b) rounded to the next lower whole number when the fraction is less than 0.5.

**TABLE 3**  
**PARKING RATIOS**  
**(Use/Required Spaces)**

#### Residential

|                                |                     |
|--------------------------------|---------------------|
| Single-family, duplex, triplex | 2 per dwelling unit |
| Multi-family or townhouse      | 1 per bedroom       |

#### Commercial

|   |   |
|---|---|
| Agricultural supply                       | 1 per 500 sq. ft. of GFA  |
| Amusement                                 | 1 per 200 sq. ft. of GFA  |
| Auditorium                                | 1 per 4 seats   |
| Auto/motorcycle service stations          | 4 per each enclosed service bay   |
| Bank                                      | 1 per 200 sq. ft. of GFA  |
| Barber or beauty shop                     | 2 per chair   |
| Building/home improvement supply          | 1 per 500 sq. ft. of GFA  |
| Coin-operated laundry                     | 1 per 3 machines  |
| Dry cleaning                              | 1 per 300 sq. ft. of retail area and 1 per employee   |
| Hotels and motels                         | 1 per guest room, plus 75% of spaces required for accessory uses.                                     |
| Furniture and carpet store                | 1 per 500 sq. ft. of GFA  |
| Plant nursery                             | 1 per 1,000 sq. ft. of indoor/outdoor retail area   |
| Restaurants                               | 1 per 100 sq. ft. GFA plus 4 stacking spaces per drive-thru window.                                   |
| Retail                                    | 1 per 250 sq. ft. of GFA  |
| Retail fuel sales with convenience stores | 1 per 250 square feet of retail floor area. Owner may count spaces at pump islands as parking spaces. |
| Retail fuel sales only                    | 1 per employee. Owner may count spaces at pump islands as parking spaces.                             |

#### Office

|                       |                          |
|-----------------------|--------------------------|
| Medical/Dental office | 1 per 250 sq. ft. of GFA |
| Professional office   | 1 per 300 sq. ft. of GFA |
| Sales office          | 1 per 200 sq. ft. of GFA |

#### Public and Institutional Uses Nonprofit Commercial

|  |   |
|--|---|
| Art gallery, library, museum   | 1 per 1,000 sq. ft. of GFA  |
| Auditorium   | 1 per 4 seats, provided only auditorium space is counted in determining parking   |
| Child care center, nursery school  | 1 per employee plus on-site loading and unloading spaces at a rate of 1 per 10 children accommodated  |
| Church/religious institution   | 1 per 4 seats in the main auditorium or 1 per 40 sq. ft. of assembly area, whichever provides more spaces                                       |
| College auditorium   | 1 per 4 seats   |
| College dormitory  | 1 per sleeping room   |
| College or university  | 1 per 500 sq. ft. of classroom area   |
| Community center   | 1 per 250 sq. ft. of GFA  |
| Cooperative housing  | 1 per 2 occupants   |
| Convalescent home, assisted living, nursing home   | 1 per 2 beds  |
| Detention home   | 1 per 1,500 sq. ft. of GFA  |
| Elderly Housing  | 1 per 2 units   |
| Funeral homes  | 1 per 4 seats in main chapel plus 1 per 2 employees plus 1 reserved for each vehicle used in connection with the business                       |
| Government facilities  | 1 per 500 square feet of floor area   |
| Hospital   | 1 per bed   |
| Convalescent home  | 1 per bed   |
| School--elementary and junior high   | 1 per employee plus 1 space per classroom   |
| School--senior high  | 1 per employee plus 1 per 3 students based on design capacity, or 1 per 6 seats in auditorium or other places of assembly, whichever is greater |
| Zoo  | 1 per 2,000 sq. ft. of land area  |
| All other public and institutional uses (only auditorium space shall be counted for churches, auditoriums, or group occupancy space) | 1 per 4 occupants   |

#### Manufacturing/Industrial

|                  |  |
|------------------|--|
| Manufacturing    | 1 per 1,200 sq. ft. of GFA or one per employee, whichever is greater |
| Heavy industrial | 1 per 1,200 sq. ft. of GFA   |

# Exhibit "A"

|                 |   |
|-----------------|---|
| Extractive uses | Adequate for all employees, trucks, and equipment |
|-----------------|---|

## Recreational Uses

|                                   |  |
|-----------------------------------|--|
| Amusement park, miniature golf    | 1 per 1,000 sq. ft. of site area   |
| Bowling alley                     | 6 per lane   |
| Commercial recreation             | 1 per 200 sq. ft. of GFA   |
| Commercial recreation-large sites | 1 per 1,000 sq. ft. of site area   |
| Dance hall, bar or tavern         | 1 per 50 sq. ft. of GFA, excluding kitchen   |
| Golf course                       | 3 per hole   |
| Golf driving range                | 1 per tee box  |
| Health club, gym                  | 1 per 150 sq. ft. of GFA   |
| Regional or community park        | 2 per acre of accessible active and passive space  |
| Neighborhood park                 | None   |
| Private club or lodge             | 1 per 500 sq. ft. of GFA or 1 per 3 occupants based on the current adopted Standard Building Code whichever is greater |
| Riding stable                     | 1 per acre; not required to be paved   |
| Tennis court                      | 2 per court  |
| Theater                           | 1 per 4 seats  |
| All other recreational uses       | 1 per 4 occupants  |

## Warehousing and Wholesale

|  |                            |
|--|----------------------------|
| Warehousing                              | 1 per 2,000 sq. ft. of GFA |
| Wholesale                                | 1 per 1,000 sq. ft. of GFA |
| Center for collecting recycled materials | 1 per 1,000 sq. ft. of GFA |

(2) *Motorcycle and scooter parking.* In parking lots containing 25 or more parking spaces, one (1) motorcycle/scooter space shall be provided for every 25 regular parking spaces that are provided.

(3) *Accessible Parking.* Parking designated for persons with disabilities shall be provided in accordance with this chapter, or as required by the Americans with Disabilities Act, whichever is more restrictive.

(B) *Modifications to required parking number.* The required parking standards for the number of spaces by use found in Table 3 may be modified under the following criteria:

(1) *Increases.*

(a) Developments may increase the number of off-street parking spaces by 15% above the parking ratios listed in Table 3.

(b) Developments may increase the number of off-street parking spaces by an additional 10% when alternative

stormwater treatment techniques are utilized, such as:

(i) Bioswales

(ii) Constructed wetlands

(iii) Pervious pavement

(iv) Other such techniques that aid in improving water quality and quantity as approved by the City Engineer

(c) Developments may increase the number of off-street parking spaces by an additional 5% when one (1), two-inch (2") caliper tree for every 10 additional parking spaces is planted on-site in addition to all other landscaping requirements.

(2) *Reductions.*

(a) *Transit stops.* Developments may reduce the number of off-street parking spaces by up to 15% below the parking ratios listed in Table 3 when located within a quarter (0.25) mile radius of a transit stop.

(b) *Motorcycle and scooter spaces.* Developments may reduce the number of off-street parking spaces by an additional 10% when substituted with motorcycle/scooter parking at a rate of one motorcycle/scooter space for one automobile space.

(c) *Bike racks.* Developments may reduce the number of off-street parking spaces by an additional 10% when substituted with bicycle parking at a rate of one additional bicycle rack for one automobile space.

(d) *Shared parking.* Parking requirements may be shared between developments where it can be determined that the peak parking demand of the existing or proposed occupancy occurs at different times (either daily or seasonally). Such arrangements are subject to the approval of the Planning Division.

(i) *Shared parking between developments.* Formal arrangements that share parking between intermittent uses with non-conflicting parking demands (e.g. a church and a bank) are encouraged as a means to reduce the amount of parking required.

Exhibit "A"

- (ii) *Shared parking agreements.* If a privately owned parking facility is to serve two or more separate properties, then a "Shared Parking Agreement" is to be filed with the Planning Division for consideration.
  - (iii) *Shared spaces.* Individual spaces identified on a site plan for shared users shall not be accounted for more than one user at the same time.
  - (e) *Further administrative reductions.* The City Planning Division may grant further reductions to the parking requirements for non-residential developments otherwise required by this section after analyzing:
    - (i) The availability of public and/or shared private parking near the proposed development;
    - (iii) Potential adverse impacts on nearby public parking and neighboring businesses, offices and residences of reducing or eliminating minimum parking requirements for such non-residential development;
    - (iv) Proximity to alternative transportation including public transit, multi-use trails, a complete and connected sidewalk network, etc.;
    - (iv) and any other relevant considerations.
- (C) *On-street parking.* Permitted on-street parking spaces adjacent to a project frontage that are not dedicated for a specific use may count toward the parking requirements for all development, subject to approval by the Planning Division. Each on-street parking space provided may count toward the total required parking spaces for the development.
- (D) *Off-street parking.* All other parking spaces required herein shall be provided by the applicant as off-street parking.

(Ord. 4567, 05-04-04; Ord. 4930, 10-03-06; Ord. 5118, 3-18-08; Ord. 5297, 12-15-09; Ord. 5435, 8-16-11)

Particular consideration should be given to redevelopments where there is an adaptive reuse of an existing structure, preservation of historic structures, accessory outdoor uses, Low Impact Development techniques utilized or replacement of the footprint of an existing structure.

- (f) *Variance.* Increases or reductions of parking requirements for residential developments and increases in the non-residential maximum parking limits in excess of those identified in this section shall be allowed only as a variance by the Planning Commission upon the finding that the increase or reduction is needed and will not unduly cause an adverse effect upon persons operating, using or residing in any neighboring residential, commercial or office development.